

APPROVED 12-5-16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, November 14, 2016 at the North Haven Memorial Library, 17 Elm Street, in the Community Room, at 7:00 PM.

MEMBERS PRESENT:

Vern E. Carlson, Chairman
Ronald D. Penton, Vice-Chairman
Curtis D. Andrews, Secretary
James J. Giulietti
Theresa Ranciato-Viele
Richard E. Wilson, Alternate

MEMBERS ABSENT:

Edward M. Homa, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Carlson, Chairman, opened the meeting at 7:01 p.m. Then, he introduced the Commissioners, town staff and the stenographer. Mr. Fredricksen stated that application #P16-24 has been postponed to the December 5, 2016 meeting.

SECTION 8-24 REFERRAL:

Mr. Andrews read the call for the Section 8-24 Referral:

1. #P16-28 Application of the Town of North Haven for the design and construction of a public road on the parcel of land presently known as 71 Defco Park Road.

Mr. Jonathan Bodwell, Town Engineer, presented the Section 8-24 Referral for the construction of a 450 feet road connecting Defco Park Road to the new development located at 409 Washington Avenue. The Commission asked questions and Mr. Bodwell responded.

Mr. Carlson asked the Commission if Mr. Joseph Derrico, Sr., Chairman of the Police Commission could speak briefly to the Commission. All were in favor.

Mr. Joseph Derrico, Sr., Chairman of the Police Commission addressed the Commission regarding their jurisdiction over traffic issues. Mr. Giulietti explained that the Planning and Zoning Commission would like to have comments on their applications from the Police Chief. The Commission asked questions and Mr. Derrico responded.

PUBLIC HEARINGS:

2. #P16-24 Application of Bernard Pellegrino, Esquire, Applicant, proposed Amendment to the North Haven Zoning Regulations, to add Section 8.8.8, to allow Outdoor Advertising Signs. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

This application has been postponed to the December 5, 2016 meeting.

Mr. Andrews, Secretary, read the call for the Public Hearing:

3. #P16-29 Application of Chatsworth Capital Corporation, Applicant, WA447LLC Owner, Proposed Amendment to the North Haven Zoning Regulations, to make text changes to Section 5.1.3.16. The proposed amendment is on file in the Land Use Office and the Office of the Town Clerk.

Mr. Brian St. Pierre of Insight Design Group and Mike Parks, Developer, presented the application to modify Section 5.1.3.16 of the North Haven Zoning Regulations adopted by the Commission on 6 October 2014. The modifications include increasing the maximum number of dwelling units on any one parcel from 50 to 75, increasing the maximum height of any adaptive reuse building containing dwelling units from 48' to 60', and reducing the non-residential requirement from 25% to 20% of the total square footage and restricting the non-residential uses to the grade level only. The Commission asked questions and Mr. St. Pierre and Mr. Parks responded.

Mr. Carlson asked for public comment:

Public Comment:

1. Mary White, 67 Summer Lane, is not in favor of the proposed 60' height and the increase in residential living from 50 to 75. She feels it does not fit in with the character of the town. She is not in favor of the application.
2. Marge Quinn, 11 Deer Run Lane, is not in favor of the height of the proposed new building.
3. Hans Hanson, lives in town and feels the town needs to be upgraded. He spoke in favor of the application.

Mr. St. Pierre responded to the public comment.

There being no further public comment, the Public Hearing was closed.

SITE PLANS:

3. #P16-30 Site Plan Application of Andrew Ciaccio, Applicant, Lillian Rosadini, Owner, relative to 90 State Street, (Map 58, Lot 109). Plan Entitled: Site Plan, Art's TV & Appliance Warehouse, 90 State Street, North Haven, CT. Prepared by Christopher G. Bell, P.E. Dated 10/7/16. Scale 1"=20'. CB-40/R-20 Zoning Districts.

Mr. Andrew Ciaccio, owner, and Mr. Christopher Bell, P.E. presented the application to permit the change of use of this existing 1,360 square feet building from a machine shop to storage for the adjacent Art's TV & Appliance Store. Required street sidewalks and minor site improvements are proposed. The Commission asked questions and Mr. Ciaccio and Mr. Bell responded.

BREAK: 8:00 – 8:07 PM

DELIBERATION SESSION:

Mr. Andrews moved to go into deliberations; Mrs. Ranciato-Viele seconded the motion. All were in favor

SECTION 8-24 REFERRAL:

1. #P16-28 Application of the Town of North Haven for the design and construction of a public road on the parcel of land presently known as 71 Defco Park Road.

Mr. Giulietti moved to approve the application; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

The application was approved with appropriate conditions.

PUBLIC HEARINGS:

1. #P16-29 Application of Chatsworth Capital Corporation, Applicant, WA447LLC Owner, Proposed Amendment to the North Haven Zoning Regulations, to make text changes to Section 5.1.3.16.

Mrs. Ranciato-Viele moved to approve the application; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

The application was approved with appropriate conditions. The effective date of this Amendment is December 15, 2016.

SITE PLANS:

2. #P16-30 Site Plan Application of Andrew Ciaccio, Applicant, Lillian Rosadini, Owner, relative to 90 State Street.

Mr. Penton moved to approve the application with the condition that building be limited to storage associated with Art's TV business only; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

The application was approved with appropriate conditions.

OTHER: None

EXTENSIONS: None

BONDS:

-#P15-15, 7 Grasso Avenue

Mr. Giulietti moved to release the entire bond for application #P15-15, 7 Grasso Avenue in the amount of \$5,000.00; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

CHANGE OF USE:

-460 Universal Drive North

Ms. Fish Gu, applicant, explained the change of use from retail to a restaurant. The Commission asked questions and Ms. Gu responded.

Mr. Penton moved to approve the change of use from retail to a restaurant; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

-222 Universal Drive North, Building 6

Mr. David Kos, property manager, explained the change of use from a baseball training facility to a warehouse for medical products.

Mrs. Ranciato moved to approve the change of use from baseball training facility to a warehouse; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Ranciato-Viele – aye Wilson – aye

Mr. Giulietti recused himself from the next two items and Mr. Wilson sat.

-411 Universal Drive North

Ms. Ingrid Ponce, Office Manager for North Haven Dental, explained the change of use from retail to a dentist office. The Commission asked question and Ms. Ponce responded.

Mr. Penton moved to approve the change of use from retail to a dentist office; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Ranciato-Viele – aye Wilson – aye

-411 Universal Drive North, #101

Mr. Chris Beauton, applicant, explained the change of use from retail to a restaurant.

Mrs. Ranciato-Viele moved to approve the change of use from retail to a restaurant; Mr. Wilson seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Ranciato-Viele – aye Wilson – aye

-1 Corporate Drive

Mr. Brett Bradanini, applicant, explained the change of use from a storage and moving company to an indoor baseball training facility. The Commission asked questions and Mr. Bradanini responded.

Mrs. Ranciato-Viele moved to approve the change of use from a storage and moving company to an indoor baseball training facility; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye

CORRESPONDENCE: - RPC Referral Submission Form-Town of East Haven, CT
- RPC Referral Submission Form-Town of East Haven, CT
- RPC Referral Submission Form-City of New Haven, CT
- #P12-24, 30 Leonardo Drive, Request to release bond

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:

-October 4, 2016

Mr. Penton moved to approve the October 4, 2016 meeting minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Penton – aye Andrews –aye Giulietti – aye Ranciato-Viele - aye

-October 20, 2016

Mrs. Ranciato-Viele moved to approve the October 20, 2016 meeting minutes; Mr. Giulietti seconded the motion. The Commission voted as follows:

Carlson – aye Giulietti – aye Ranciato-Viele – aye Wilson – aye

Mrs. Ranciato-Viele spoke regarding the appeal of the senior housing project located at 555 Pool Road. She stated that she was appalled to hear that the North Haven Housing Authority is appealing the decision of the Planning and Zoning Commission and has no regard for the concerns of residents who spoke strongly in opposition to this project.

ADJOURN:

There being no further business, Mr. Giulietti moved to adjourn; Mr. Penton seconded the motion. The meeting was adjourned at 8:25 PM.